
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	313 9th St SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 3, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-262	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Kitty Kaupp seeks concept review for construction of second story additions on two garages on a property located in the Capitol Hill Historic District.

Property Description

At the interior of the block are a mix of one- and two-story garages and carriage houses, in addition to fenced yards and parking pads. A public alley runs from 8th Street to 9th Street at midblock and intersects a cross alley at the interior of the block. The property is located towards the end of that interior alley and has two existing one-story brick garages. The property also has a brick garden wall to the south that spans almost the width of a third garage.

Proposal

A brick second story would be added over the footprints of the existing garages for a total height of about twenty-two feet. The alley-facing elevation would appear as though the two garages were one large carriage house. At the first story there would be a long cornice spanning both garages, under which there would be sliding wood doors and a pedestrian door. Some doors are existing, and the others would be based on those. At the second story, each garage would have a centered pair of one-over-one windows under a jack arch. At the center of the second story would be a narrow wood door and pulley. At the garden wall the existing wood gate would be retained as a pedestrian entrance.

The second story of the south elevation will be visible from the alley. There will be a large balcony with paired French doors and a painted wood trellis, with a simple metal railing. The north elevation in its entirety will be visible, to a lesser extent. The sole window on the first story would be bricked in, and a small oval four-pane window would be on the second story, offset towards the east.

Previous Concept

This concept, designed by architect Amy Weinstein, was previously reviewed by the Board on September 23, 2010. The Board recommended approval of the concept and encouraged further study of adding a pitched roof form on the yard-facing elevation of the northernmost garage. The Board also suggested that the applicant increase the slope of the flat roof slightly to reduce the height at the yard-facing elevations, enlarge the access door on the alley-facing elevation to a width more consistent with carriage house loading doors, and reduce the overall height by a few inches. Additionally, an addendum was added to the staff report noting that approval of a second-story to the garages at this location was dependent on characteristics unique to this property, such as the large

side lot and the encirclement by the narrower alley, thereby providing separation from other garages in the alley. Final approval was delegated to staff.

Evaluation

The Board's previous consideration of this project was at a time when adding second stories to garages was far less common. Letters from the public in the case file show that it was more common to have an upward height limit of fifteen feet at that time. In the years since, adding square footage and additional units through expanding garages and constructing new alley buildings has become more commonplace in the Capitol Hill Historic District. The Board in more recent years has generally approved heights of twenty feet, and recent zoning amendments now allow for increased heights of up to twenty-three feet. As such, the previous concerns about the height (related to comments about altering the roof form and reducing the height) are of less concern. The massing of this project, as designed, is in line with the size of projects that the Board has been recently find compatible. A recent example includes the large two-story accessory dwelling approved at 135 13th Street SE (HPA 21-212) in an alley where there was also a mix of garages of different sizes and some historic garages of a similar size.

The prominent side balcony with decorative wood trellis and the narrow second story door are representative of Ms. Weinstein's post-modern design expression, and similar playful architectural details are found on other projects she has designed in this historic district, such as the Ellen Wilson dwellings.

Recommendation

The HPO recommends the Board find the proposal to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

Staff contact: Moira Nadal